

PRIME BUCKS COUNTY FACILITY

1525 Ford Road, Bridgewater Industrial Park, Bensalem, Bucks County, PA 19020



Enterprise Zone Incentives

1. \$1,000 in tax credits for each new full time job created at 150% of federal minimum wage.
2. Infrastructure improvements are automatically eligible for grants.
3. Job training grants up to 100% of eligible cost are available for training which results in new full-time employment opportunities.
4. Up to 20% corporate net income tax credits for the value of rehabilitating, expanding or improving buildings and land.

Financing: 90% financing available to a qualified buyer. 50% could be at a 2.75% interest rate for a fifteen (15) years and 40% could be at a 3.06% interest rate for twenty (20) years.

LOT SIZE: Approx. 1.58 acres.

DESCRIPTION: Modern one-story and part two-story industrial/office building.

SIZE OF BUILDING: Approx. 20,066 sq. ft. **Office:** Approx. 12,686 sq. ft.

Plant/Warehouse: Approx. 7,380 sq. ft.

PARKING: Approx. 41 automobiles.

AGE OF BUILDING: Constructed in 1996.

CEILING HEIGHT: Approx. 18'10" sloping to 18'3" clear under bar joist.

CONSTRUCTION: **Walls:** Combination of decorative split face block and painted concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete.

Roof: Steel deck on top of which is a built up system with an aluminized coating.

LOADING: **Tailgate:** Two (2) 8' x 10' manually-operated insulated steel sectional doors. **Drive-in:** One (1) 12' x 14' manually-operated insulated steel sectional door.

COLUMN SPACING: 30' x 46'

SPRINKLER: 100% wet system providing .19 gallons per minute per sq. ft. over the most remote 2,000 sq. ft. Supplied by an 8" riser.

HVAC: **Office:** Heated and cooled by natural gas-fired package units.

Plant/Warehouse: Heated by three (3) natural gas-fired Reznor blower units.

INTERIOR LIGHTING: **Office:** 2' x 4' fluorescent fixtures. **Plant/Warehouse:** Twin tube fluorescent fixtures.

EXTERIOR LIGHTING: Wall-mounted and pole-mounted fixtures.

ELECTRIC: One 400 amp, 120/240 volt, single phase service and one 225 amp, 120/240 volt three phase service. Supplied by PECO Energy.

OFFICE: Approx. 12,686 sq. ft. **First Floor:** Approx. 9,906 sq. ft. having sixteen (16) private offices, one (1) general office area, two (2) conference rooms, one (1) cafeteria and approx. 3,500 sq. ft. of finished production area. **Second Floor:** Approx. 2,780 sq. ft. having eleven (11) private offices, one (1) general office area and one (1) training center. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, carpet and vinyl-covered drywall.

TOILETS: **Office:** One (1) female facility having one (1) water closet and one (1) lavatory. One (1) male facility having one (1) water closet, one (1) lavatory and one (1) urinal. Finishes include vinyl composition tile flooring, vinyl wrapped drywall and 2' x 4' acoustical ceiling tiles. **Plant/Warehouse:** One (1) female facility having three (3) water closets and one (1) lavatory. One (1) male facility having one (1) water closet, two (2) lavatories and one (1) urinal. Finishes include vinyl composition tile floors, painted drywall, and 2' x 4' acoustical ceiling tiles.

WATER: 3/4" line connected to a 10" main. Supplied by Aqua Pennsylvania.

SEWER: 6" line connected to a 10" lateral. Service provided by Bucks County Water and Sewer Authority.

GAS: 3/4" line connected to a 4" main. Supplied by PECO.

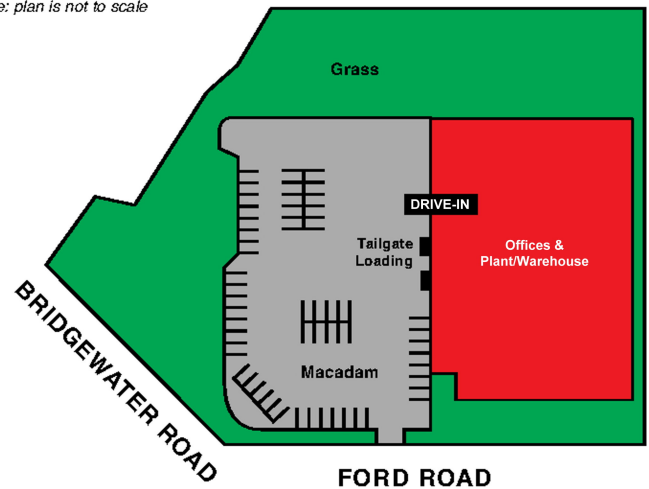
ASSESSMENT: \$148,080 (2015)

REAL ESTATE TAXES: School: \$22,059 (2015), County: \$3,345 (2015), Township: \$2,888 (2015), Total: \$28,382 (\$1.55 per sq. ft.)

ZONING: L-I Light Industrial District.

S I T E P L A N

Note: plan is not to scale




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LOCATION

Strategically located northwest of the intersection of Interstate 95 and Street Road (132), the property is readily accessible to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is just twenty-five (25) minutes from Metropolitan Philadelphia, fifteen (15) minutes from Trenton, NJ and ninety (90) minutes from New York.

AIRPORT

Philadelphia International is thirty-five (35) minutes away and the Northeast Philadelphia is ten (10) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

ENTERPRISE ZONE

This property is located in the Bucks County Enterprise Zone, which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.



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